

DELEGATED DECISION REPORT

HPK/2024/0053
Valid 08/02/2024

61 SCOTTY BROOK
CRESCENT
GLOSSOP

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

61 Scotty Brook Crescent is a detached dwellinghouse on a recent housing development, to which permitted development rights have been removed. The dwelling is finished in concrete tile and stone cladding.

The dwelling has an integral garage and a driveway for 2 vehicles. Overall this allows for 3 vehicles to park off street. To the rear is a conservatory which extends 3.7M from the rear elevation.

PROPOSAL

Planning permission is sought to remove the existing conservatory and construct a single storey rear extension. The proposed extension will extend 3.9M from the rear elevation, where the existing conservatory is sited. This will have a dual pitched roof and have a single rear window. The remaining proposed extension will be of a lean-to style extending 2.8M from the rear elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2003/0799 - 50 Dwellings - Substitution of house types APPROVED 26/11/2003

CONSULTATIONS

Publicity

Site Notice expiry date: 02/04/2024

Neighbour consultation period ends: 21/03/2024

Press Advert: N/A

Public Comments

Support (0)

Objection (0)

Neither (1):

- No objection provided dimensions in given plans do not change
- Noise nuisance if pile driving required
- Potential damage to neighbouring properties due to vibrations.

Town / Parish Comments

N/A

Environmental Health

None received

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Glossop. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The proposed extension presents a simple design, with a dual pitched and lean-to style roof. The proposed fenestrations take inspiration from those of the host dwelling, allowing for consistent character. As such the extension would compliment the character of the existing dwelling and as it would be sited to the rear of the dwelling would not harm the visual character of the street scene.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The proposed dual pitched section is in the same located as the existing conservatory, and the second element is smaller in depth from the original rear wall. Neighbouring boundaries comprise close barded fence and therefore will provide screening to the extension to ensure that there is no harm to amenities of the surrounding neighbours. It will extend no further in depth than the neighbours conservatory at number 63, and its overall height and depth will ensure that there is no loss of light to any neighbour. As such the neighbouring amenity is unaffected by the proposed element.

The glazed door and rear window in the proposed lean-to section will be approx. 30M from the rear elevation of no. 3 Scotty Brook Cres to the rear. This is significantly over the recommended amenity distance of 21M. No side facing windows are proposed to impact upon no. 25 and 27 Scotty Brook Cres.

Overall there are no amenity concerns.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

The proposal will not impact upon the existing parking on site, and will not create demand for further parking at the application site. As such there are no highway concerns.

Other Matters

Concerns have been raised regarding pile driving. Any noise disturbance from pile driving on site is considered to be a civil matter. Further concerns have been raised by the potential for pile driving vibration to damage neighbouring land. Should construction present any issues during construction building control or environmental health should be contacted accordingly, and if any action is necessary it can be achieved by other legislation. Nearby residents have requested to be notified of any noisy activities due on site, however this cannot be enforced via planning condition and is considered to be a civil concern.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 2nd April 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council